004.0	0003	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,143,300	/	1,143,300
USE VALUE:	1,143,300	/	1,143,300
ASSESSED:	1,143,300	/	1,143,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-84	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEIMARIS NIKOLAOS & MARIA
Owner 2:	
Owner 3:	
Street 1:	13 RHODE ISLAND RD
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01887 Type:

PREVIOUS OWNER

Owner 1:	MEIMARIS NIKOLAOS -
Owner 2:	SOURMAIDIS MARIA -
Street 1:	84 MELROSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2861 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5083.000	680,200	5,100	458,000	1,143,300
Total Card	0.117	680,200	5,100	458,000	1,143,300
Total Parcel	0.117	680,200	5,100	458,000	1,143,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.62 | /Parcel: 399.62

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 3882

GIS Ref:

GIS Ref:

Insp Date: 08/11/17

!415!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	680,200	5100	5,083.	458,000	1,143,300		Year end	12/23/2021
2021	105	FV	651,500	5100	5,083.	458,000	1,114,600		Year End Roll	12/10/2020
2020	105	FV	651,900	5100	5,083.	458,000	1,115,000	1,115,000	Year End Roll	12/18/2019
2019	105	FV	480,400	5100	5,083.	486,600	972,100	972,100	Year End Roll	1/3/2019
2018	105	FV	480,400	5100	5,083.	354,900	840,400	840,400	Year End Roll	12/20/2017
2017	105	FV	453,000	5100	5,083.	309,100	767,200	767,200	Year End Roll	1/3/2017
2016	105	FV	453,000	5100	5,083.	263,300	721,400	721,400	Year End	1/4/2016
2015	105	FV	407,900	5100	5,083.	257,600	670,600	670,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:29:34

LAST REV

Date	Time
11/28/17	15:17:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 415

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEIMARIS NIKOLA	46327-424		10/24/2005	Family	1	No	No		
MANOS DIANE	46032-367		9/5/2005		662,000	No	No		
ALEXSON JOSEPHI	32214-143		1/5/2001	Family	1	No	No		
MANOS DIANE	32214-141		1/3/2001	Family	90,000	No	No		
ALEXSON JOSEPHI	29107-267		9/17/1998		105,711	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
12/6/2005	MLS	HC	Helen Chinal
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
5/4/1999	Measured	163	PATRIOT
8/27/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5083		Sq. Ft.	Site		0	80.	1.13	1									457,990						458,000	

Total AC/HA:	0.11669	Total SF/SM:	5083	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	457,990	Spl Credit		Total:	458,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05776691
Const Adj.:	0.97029907
Adj $ / SQ:	184.743
Other Features:	171000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762610
Depreciation:	82362
Depreciated Total:	680248

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

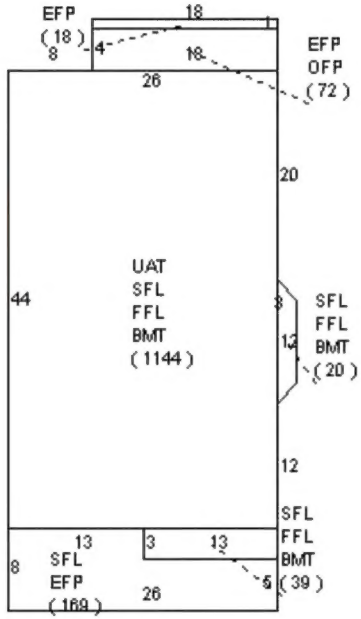
No Unit	RMS	BRS	FL
2	6	3	
1	3	1	
Totals			
3	15	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.74
Special Features:	0	Val/Su Net:	154.77
Final Total:	680200	Val/Su SzAd	264.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,372	184.740	253,467
BMT	Basement	1,203	55.420	66,674
FFL	First Floor	1,203	184.740	222,246
UAT	Upper Attic	286	129.320	36,986
EFP	Enclos Porch	259	36.620	9,483
OFP	Open Porch	72	38.250	2,754

Net Sketched Area:	4,395			Total:	591,610
Size Ad	2575	Gross Area	5253	FinArea	2861

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100